



Orion Way

Leighton Buzzard, LU7 3XJ

Price £375,000



QUARTERS
YOUR NEXT MOVE

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Leighton Buzzard, LU7 3XJ

We are delighted to offer for sale with no upper chain this three bedroom semi-detached family home, located in this ever popular mature residential setting which is within easy walking distance of local shops, amenities and sought after schooling. The property is presented to the market in good order and offers generous family living, with spacious accommodation comprising: Entrance hallway, living room, kitchen/dining room, three bedrooms and a refitted family bathroom. The property further boasts a peaceful setting in a no-through road. Additional benefits include double glazing, gas central heating, driveway parking, garage and landscaped private rear garden. Viewing is highly recommended.

Location:

Orion Way is a quiet cul-de-sac in the heart of the Planets area of Leighton Buzzard, which is a long-standing popular area with a variety of family homes, green spaces, popular schooling and local amenities. The historic market town centre is within walking distance with a range of shops and restaurants among it's many attractions. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little at 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Ground Floor:

The front door leads into a hallway, which provides access to the first floor via the stairs. A door leads into the lounge, which is a well proportioned room with a bay window providing an ambiance of light to flow through. The kitchen/ dining room has a bright and spacious feel, and the stylish kitchen has a range of wall and base level units and integrated appliances. There is space for additional white goods if needed. There is a patio door which leads to the generous rear garden.



First Floor:

The landing provides a range of built in storage as well as access to the loft, bedrooms and family bathroom. The three double bedrooms offer plenty of space for a range of bedroom furniture, with the master bedroom facing the front aspect and two bedrooms to the rear aspect. The family bathroom has been fitted with a three piece suite comprising of a low level WC, wash hand basin and bath with shower over.

Outside:

To the front is a block paved driveway which provides parking for two vehicles, and this extends to the front door and garage. The front garden is mostly laid to lawn with mature shrub borders. The rear garden has been landscaped to provide a patio area to the front. There is a further area which is perfect for garden furniture to the rear. The garden is noticeably private, with the remainder laid to lawn. The garage is accessed via an up and over door and features power and lighting.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 984 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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